

114.0

0007

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

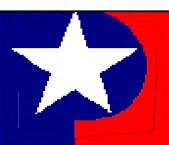
701,300 / 701,300

USE VALUE:

701,300 / 701,300

ASSESSED:

701,300 / 701,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
7		CARL RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MUHLANGER ERICH & MICHELLE	
Owner 2:	
Owner 3:	
Street 1: 7 CARL ROAD	
Street 2:	

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CAMPBELL MEREDITH & KAREN -
Owner 2: -

Street 1: 7 CARL ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as

One Family with a Old Style Building built about 1930, having

primarily Wood Shingle Exterior and 1204 Square Feet, with 1

Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4405		Sq. Ft.	Site		0	70.	1.25	5									386,504						386,500	

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
101	4405.000	314,800			386,500	701,300				73413	
Total Card	0.101	314,800			386,500	701,300	Entered Lot Size			GIS Ref	
Total Parcel	0.101	314,800			386,500	701,300	Total Land:			GIS Ref	
Source:	Market Adj Cost				582.48	/Parcel: 582.48	Land Unit Type:			Insp Date	

08/24/18	18897!
PRIOR ID # 1:	73413
PRIOR ID # 2:	
PRIOR ID # 3:	
PRINT DATE:	
PRINT TIME:	
LAST REV DATE:	
LAST REV TIME:	
ASR MAP:	
FACT DIST:	
REVAL DIST:	
YEAR:	
LANDREASON:	
BLDREASON:	
CIVILDISTRICT:	
RATIO:	

PREVIOUS ASSESSMENT							Parcel ID		Notes	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Date	
2022	101	FV	314,800	0	4,405.	386,500	701,300		Year end	
2021	101	FV	306,200	0	4,405.	386,500	692,700		Year End Roll	
2020	101	FV	306,300	0	4,405.	386,500	692,800	692,800	Year End Roll	
2019	101	FV	256,100	0	4,405.	392,000	648,100	648,100	Year End Roll	
2018	101	FV	256,100	0	4,405.	292,600	548,700	548,700	Year End Roll	
2017	101	FV	256,100	0	4,405.	265,000	521,100	521,100	Year End Roll	
2016	101	FV	230,800	0	4,405.	254,000	484,800	484,800	Year End	
2015	101	FV	192,500	0	4,405.	215,300	407,800	407,800	Year End Roll	

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
CAMPBELL MEREDI	75397-337	1	8/18/2020		715,000	No	No					
MONTALTO DENISE	67838-243		8/18/2016		575,000	No	No					
SCHROEDER SCOTT	23748-168		10/8/1993			1	No	F				

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
8/21/2006	700	Redo Bat	11,000			G8	GR FY08		9/15/2020	SQ Returned	JO	Jenny O											
6/18/2004	520	Porch	9,000	C				REPL FRT PORCH & S	9/9/2020	SQ Mailed	MM	Mary M											
									9/22/2018	Missed Appt.	PH	Patrick H											
									8/24/2018	MEAS&NOTICE	BS	Barbara S											
									3/9/2017	SQ Returned	EMK	Ellen K											
									6/10/2015	Field Review	PT	Paul T											
									1/5/2009	Measured	336	PATRIOT											
									3/28/2005	Permit Visit	BR	B Rossignol											
									2/7/2000	Meas/Inspect	197	PATRIOT											

Sign: VERIFICATION OF VISIT NOT DATA / / /

